

CH-114
Ice Hill
La Plata vic.
Private

circa 1900

The Colonial Revival-style dwelling that occupies the "Ice Hill" property displays a 2-1/2-story, side gable form with a side passage, double-pile plan. A 1-1/2-story frame wing extending off the east gable end of the main block constitutes a portion of a remodeled or reconstructed building that may predate the present house. The dwelling has been severely vandalized by the removal of nearly all of its original interior finishes. The house occupies a 120-acre parcel set approximately seven tenths of a mile northwest of Mitchell Road in the La Plata vicinity.

Erected by Kate R. Hancock around 1900, the dwelling was once the center of a substantial working farm. Balloon framed with standardized lumber, this house is unusual in its reliance on manufactured materials and modern framing practices that were generally unfamiliar in rural areas of this era. Its collection of outbuildings, including a stable and two tobacco barns, reflect its continued use as an agricultural property. In addition, "Ice Hill" was owned and occupied by Isaac Don Levine, a prominent author of Russian history and politics during the 1960s and 1970s.

MARYLAND HISTORICAL TRUST
MD INVENTORY OF HISTORIC PROPERTIES

Inventory No. CH-114

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1. Name of Property

=====

historic name Ice Hill

common/other name _____

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2. Location

=====

street & number 4925 Deliverance Place not for publication _____

city or town La Plata vicinity X state Maryland code MD

county Charles code 017 zip code 20646

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3. State/Federal Agency Certification

N/A

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4. National Park Service Certification

N/A

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5. Classification

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Ownership of Property (Check all that apply)

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property (Check only one box)

- ☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

Contributing	Noncontributing	
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<u>5</u>	<u>4</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>5</u>	<u>4</u>	Total

Is this property listed in the National Register?

Yes _____ Name of Listing _____

No X

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. CH-114

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6. Function or Use

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Historic Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: Single dwelling
AGRICULTURE Processing/Storage

Current Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: Single dwelling

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7. Description

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Architectural Classification (Enter categories from instructions)

Early 20th Century: Colonial Revival

Materials (Enter categories from instructions)

foundation pier: brick (infilled with concrete block)
roof side gable: standing seam metal
walls frame: asphalt "brick-tex" roll siding
other original cladding: wood weatherboard

Narrative Description (Describe the historic and current condition of the property.)

See Continuation Sheet No. 7-1

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

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8. Statement of Significance

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Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- ☐ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☒ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- ☐ A owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or a grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years of age or achieved significance within the past 50 years.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

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Areas of Significance (Enter categories from instructions)

ARCHITECTURE

LITERATURE

Period of Significance ca. 1900

Significant Dates ca.1900

1958-1975

Significant Person (Complete if Criterion B is marked above)

Isaac Don Levine, author

Cultural Affiliation Undefined

Architect/Builder Unknown

Narrative Statement of Significance (Explain the significance of the property.)

See Continuation Sheet No. 8-1

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9. Major Bibliographical References

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(Cite the books, articles, legal records, and other sources used in preparing this form.)

Brown, Jack D., et al. *Charles County, Maryland, A History*. Charles County Bicentennial Committee, 1976.

Charles County Land Records, Charles County Courthouse, La Plata, Maryland.

Klapthor, Margaret Brown. *The History of Charles County, Maryland*. La Plata, MD: Charles County Tercentenary, Inc., 1958.

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10. Geographical Data

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Acreage of Property 120.742 acres

Verbal Boundary Description (Describe the boundaries of the property.)

The property at 4925 Deliverance Place is designated as Parcel 7 on Map 22, Grid 12 on the Charles County Property Map.

Boundary Justification (Explain why the boundaries were selected.)

"Ice Hill" has been associated with Parcel 7, Map 22 since its construction circa 1900.

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11. Form Prepared By

=====

name/title Kathryn Gettings Smith, Architectural Historian
 organization Charles County Planning Dept. date Dec. 2, 1998
 street & number P.O. Box B telephone 301-645-0689
 city or town La Plata state MD zip code 20646

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12. Property Owner

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name Paul E. & Priscilla R. Webber
 street & number P.O. Box 9 telephone 301-934-0942
 city or town White Plains state MD zip code 20695

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MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. CH-114

Section 7 Page 1

Ice Hill
name of property
Charles County, Maryland
county and state

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The Colonial Revival-style dwelling that occupies the "Ice Hill" property displays a 2-1/2-story, side gable form with a side passage, double pile plan. A 1-1/2-story frame wing extending off the east gable end of the main block constitute a portion of a remodeled or reconstructed building that predates the present house. The dwelling has been severely vandalized by the removal of nearly all of its original interior finishes. The house occupies a 120-acre parcel set approximately seven tenths of a mile northwest of Mitchell Road in the La Plata vicinity. Erected by Kate R. Hancock around 1900, the dwelling was once the center of a substantial working farm.

The house is approached by a long dirt road known as Deliverance Place, and sits at the northern edge of level open fields. Several outbuildings, including two tobacco barns and a stable, are scattered across the open areas of the property. Dense forests surround the open fields which contain cultivation and grazing areas. A few mature trees are planted around the main dwelling.

Set on a brick pier foundation with concrete block infill, the house is constructed of standardized dimensioned lumber unusual in rural farmhouses of this period. Also unusual is the use of the balloon framing method of construction. These features indicate that the house was erected of manufactured lumber by a professional builder, instead of being erected by a local craftsman using traditional building methods.

The dwelling is substantial in size and features a side-passage, single-pile plan. The side gable roof is covered in standing seam metal sheets and terminates in open eaves adorned by a molded wood raking cornice. The exterior has been reclad with simulated brick asphalt roll siding, and this covered in vinyl siding on the south elevation. Originally, the cladding consisted of wood weatherboards which are visible in several spots where the roll siding has peeled away.

Three bays extend across the north-facing facade, while a single vertical column of windows pierces the west gable end. A full-width shed roofed porch with a standing seam metal roof fronts the building. Its chamfered wood posts and match stick board ceiling are original, although the poured concrete floor has been added. Another full-width porch extends across the south side. The remaining original windows consist of elongated 6/6 wood sash. All of the original exterior window frames have been removed, and some windows replaced with metal sash.

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Section 7 Page 2

Ice Hill
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The facade contains a side passage entry set in the westernmost bay, and two tall 6/6 double-hung sash windows to the east. Original sash occupies the three slightly squarer second story windows that line up with the first story bays. The main entrance bay contains a single-leaf panel-and-light wood door flanked by 3-light sidelights and a Colonial Revival-style frame featuring fluted pilasters. The surround appears to be a later, mid-20th century addition.

Centered on the building's west gable end are three vertically aligned 6/6 windows. The uppermost of these is crowned by a lunette window. The opposite gable end features just one original window set in the uppermost half story of the house. Otherwise, this elevation is dominated by the eastern 1-1/2-story wing. The wing displays two bays across its south facade, a single modern door and window, and a single bay along its unattached gable end. Here, two stacked 6/6 double hung wood sash windows open into the wing's two stories. The rear, or north elevation of the wing features a boarded up window on its first story. Also visible at the east end of the main dwelling is evidence of a former building that once stood adjacent to the present house. The present owners suggested that this was the original house on the site, and that it burned down some years ago. Portions of the original interior plaster, the existence of a stove hole in the east elevation of the main block, and evidence of the removal of a wall all indicate the existence of this former structure. However, with so little evidence, it is difficult to determine whether it pre-dated the standing structure.

Originally oriented to the north, the house's facade has been reoriented to the south elevation where the primary access to the property is now located. This elevation has been much altered. Three bays, two of which contain replacement materials, extend across the first story. The easternmost of these contains a modern sliding glass door. An original window occupies the next bay to the west, while the last bay consists of an added window holding 8/8 wood sash. The upper story on this elevation is divided by three identical original windows vertically aligned with the bays below.

The absence of a chimney or stove flue is curious in a house of this era. A small patch in the south slope of the sheet metal roof at the east gable end may indicate the location of an original chimney. The stove hole located on the east gable end of the main block also suggests the possible location of an original

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Inventory No. CH-114

Section 7 Page 3

Ice Hill
name of property
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chimney/flue.

INTERIOR:

The dwelling's interior has been severely damaged by vandalism, and is currently used as storage space. The plaster walls, trim and doors have all been removed on the first floor. The floors consist of three to four inch tongue-and-groove planks, and there is evidence that the walls were originally plastered. The first floor layout includes a spacious side passage stair hall and double front and back parlors. The back parlor (on the south side) has been converted for use as a kitchen and has been entirely refinished with modern materials. A wide dog-leg stair with a half landing occupies the south end of the hall. The stair is adorned with a substantial faceted and turned newel post and a partially rounded handrail. Scroll-sawn decorative stringer brackets adorn the stair ends.

Both the front and rear parlors are devoid of ornament except for their exposed beam and stucco ceilings. These appear to be the result of a 20th century remodeling. The two parlors were once connected by a wide opening filled by double pocket doors that have since been removed. The opening has been narrowed to a single-leaf opening.

The second floor contains two bedrooms corresponding to the parlors below and a hall in which a bathroom has been built at the north end. A third bedroom occupies the second floor of the east end wing. The original window casings with plain profiles, an inner bead, and slight overhanging ears remain on the second floor windows. However, the doors throughout have been replaced and the walls recovered. A steep single flight stair rises from the back bedroom to the third floor attic space. It appears that this single large room was not originally used as living space, but has since been converted to that purpose.

OUTBUILDINGS:

STABLE:

A 1-story plus hay loft stable stands northwest of the main dwelling. Constructed of mortise-and-tenon down braced framing,

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Ice Hill
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the building features circular sawn lumber, a 3-bay gable end facade and an extended, low pitched gable roof. The central bay of the building contains a wide double-leaf entry, while the flanking bays contain single-leaf doors. The hay loft is accessed through an upper gable end door on the south elevation. The stable is likely contemporary with the house.

TOBACCO BARNs:

Three frame tobacco barns dating to the second quarter of the 20th century, occupy the site. The first stands a short distance west of the stable and consists of a longitudinal side gable barn with its ridge running east-west. Vehicle openings occupy its north and south elevations. The second tobacco barn occupies a site at the west end of the cultivated field. Its front gable form provides vehicle access on both gable ends. Both barns are constructed of circular sawn lumber mostly nailed with wire nails. However, some of the major framing members are attached with mortise-and-tenon joinery. Both barns stand on poured concrete piers and are covered in standing seam metal roofs. A third tobacco barn, later converted for use as a stable, stands some distance east of the main house. Built much like the other two barns, this building features large bays on its gable ends with an additional double bay cut in on the south wall.

NON-HISTORIC OUTBUILDINGS:

The property owners now occupy two 1970s-1980s mobile trailer homes that stand directly north of the historic dwelling. The only other non-historic outbuilding on the site is a 1980s frame stable with a gable roof and post-in-ground construction, and a shed roof frame feed shelter located in the paddock.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
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Inventory No. CH-114

Section 8 Page 1

Ice Hill
name of property
Charles County, Maryland
county and state

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Erected circa 1900 for Kate R. Hancock, the dwelling at "Ice Hill" consists of a 2-1/2-story Colonial Revival-style house located on a secluded 120-acre parcel that consists of cultivated fields and forest. Balloon framed with standardized lumber, this house is unusual in its reliance on manufactured materials and modern framing practices that were generally unfamiliar in rural areas of this era. Its collection of outbuildings, including a stable and two tobacco barns, reflect its continued use as an agricultural property. In addition, "Ice Hill" was owned and occupied by a prominent author of Russian history and politics during the 1960s and 1970s.

The house was likely built by an upper middle class family who had access to manufactured construction materials and the means to hire professional builders. Although greatly defaced by vandalism, the spaciousness of the interior spaces and the formal design of its staircase indicate that it was once a house of relative refinement for the period. An older house that may have once occupied this site has since been demolished, although the current east wing may constitute a remnant of this earlier structure.

Kate R. Hancock acquired the "Ice Hill" property in 1883 from a panel of commissioners appointed by the court to divide the real estate of John H. and Ann G. Cox. At that time "Ice Hill" was designated "Lot 4" of the subdivision, and contained 121 acres, 3 roods, and 12 perches. The parcel has remained essentially the same size up to the present. It remained in Hancock's possession until 1909 when she died. Her will devised the property to her seven children and two grandchildren. A dispute following Hancock's death resulted in the public sale of the property at which T. Cecil and Genevieve M. Gardiner were the highest bidders. For \$3100 they purchased the 121-plus acres along with the "substantial Dwelling House, Barn, Stable, Tenant-House and other Out-Buildings" described in a sale advertisement that appeared in the *Times-Crescent* newspaper September 27, 1912.¹

The Gardiners continued to own and farm "Ice Hill" until 1958 when they sold it to a prominent author of Russian history and politics. Isaac Don Levine, who authored over eight books on various Russian and foreign subjects during the 1950s, 1960s, and 1970s, purchased

¹ Trustee's Sale Advertisement, *Times-Crescent*, September 27, 1912.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
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Ice Hill
name of property
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"Ice Hill" from T. Cecil Gardiner in June 1958. While in residence there he published several books, including *Eyewitness to History; Memoirs and Reflections of a Foreign Correspondent for Half a Century* (1973). Born in 1892, Levine purchased "Ice Hill" at the age of sixty six, and seventeen years later sold the property in its entirety to Sidney and Mary Corbett. The Corbetts sold "Ice Hill" to the Mt. Carmel Investment Company, Inc. for \$108,000 in 1978. The company eventually sold the property to the current owners in 1994.

The architecture of the dwelling house, the collection of agriculture-related outbuildings, and the property's association with a prominent scholar and author distinguish this site among its contemporaries. While not elaborate or ornate, the buildings and secluded landscape of this parcel recall an era when farming was paramount. Some evidence also points to the existence of an older habitation on the same site, suggesting that the property has been long inhabited and farmed.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
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name of property
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HISTORIC CONTEXT:

Geographic Organization: Western Shore

Chronological/Development Period (s):

Industrial/Urban Dominance, 1870-
1930
Modern Period, 1930-present

Prehistoric/Historic Period Theme (s):

Architecture
Social/Education/Cultural

RESOURCE TYPE(S)

Category: Building

Historic Environment: Rural

Historic Function (s): DOMESTIC/Single dwelling
AGRICULTURE/Processing/Storage

Known Design Source: Unknown

MARYLAND INVENTORY OF HISTORIC PROPERTIES
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Ice Hill
name of property
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=====

Chain of Title:

November 6, 1883:

T. Yates Robey, et al. Commissioners
for the division of the real estate
of John H. & Ann G. Cox to Kate R.
Hancock
121 acres, 3 roods, 12 perches
Lot 4 of the subdivision of the real
estate of John H. & Ann G. Cox
Charles County Land Records
Liber BGS 6 Folio 705

July 6, 1912:

Case No. 1313 Equity
J. Milford Hancock, George Clayton
Hancock, Catharine Virginia Hancock,
Margaret Elizabeth & John W. Bealle,
and Lulu May Hancock vs. Mary C.
Farrall & Briscoe E.B. Farrall,
infants
Kate R. Hancock (died 1909) received
Lot No. 4 in the division of the
real estate of John H. & Ann G. Cox.
In her will she devised property in
sevenths to her children (the
plaintiffs) and to her two infant
grandchildren (defendants). J.
Milford Hancock took possession of
the property until court ruled that
property be sold as the result of
this court case.
Charles County Equity Records
Liber HCC 12 Folio 198

November 27, 1912:

Walter J. Mitchell, Trustee to T.
Cecil & Genevieve M. Gardiner
\$3100
121 acres , 3 roods, 12 perches
Sold at public sale held October 15,
1912
Charles County Land Records
Liber HCC 25 Folio 114

MARYLAND INVENTORY OF HISTORIC PROPERTIES
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Ice Hill
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June 27, 1958: T. Cecil Gardiner to Isaac Don &
Ruth N. Levine
121 acres, 3 roods, 12 perches
Known as "Ice Hill"
Charles County Land Records
Liber 136 Folio 413

August 29, 1975: Isaac Don & Ruth N. Levine to Sidney
& Mary Corbett
120.742 acres
North side of Mitchell Road on Port
Tobacco Run
Charles County Land Records
Liber 403 Folio 291

July 28, 1978: Sidney G. Corbett & Mary F. Corbett
to Mt. Carmel Investment Company,
Inc.
\$108,000
120.742 acres
Charles County Land Records
Liber 594 Folio 43

July 13, 1994: Mt. Carmel Investment Company, Inc.,
Mary F. Corbett, Sidney G. Corbett,
Jr., Douglas T. Corbett, and Stephen
P. Corbett to Paul E. & Priscilla R.
Webber
\$212,500
120.742 acres
Charles County Land Records
Liber 1996 Folio 93

ICE HILL
CHARLES COUNTY, MD
4925 DELIVERANCE PLACE
LA PLATA VIC.



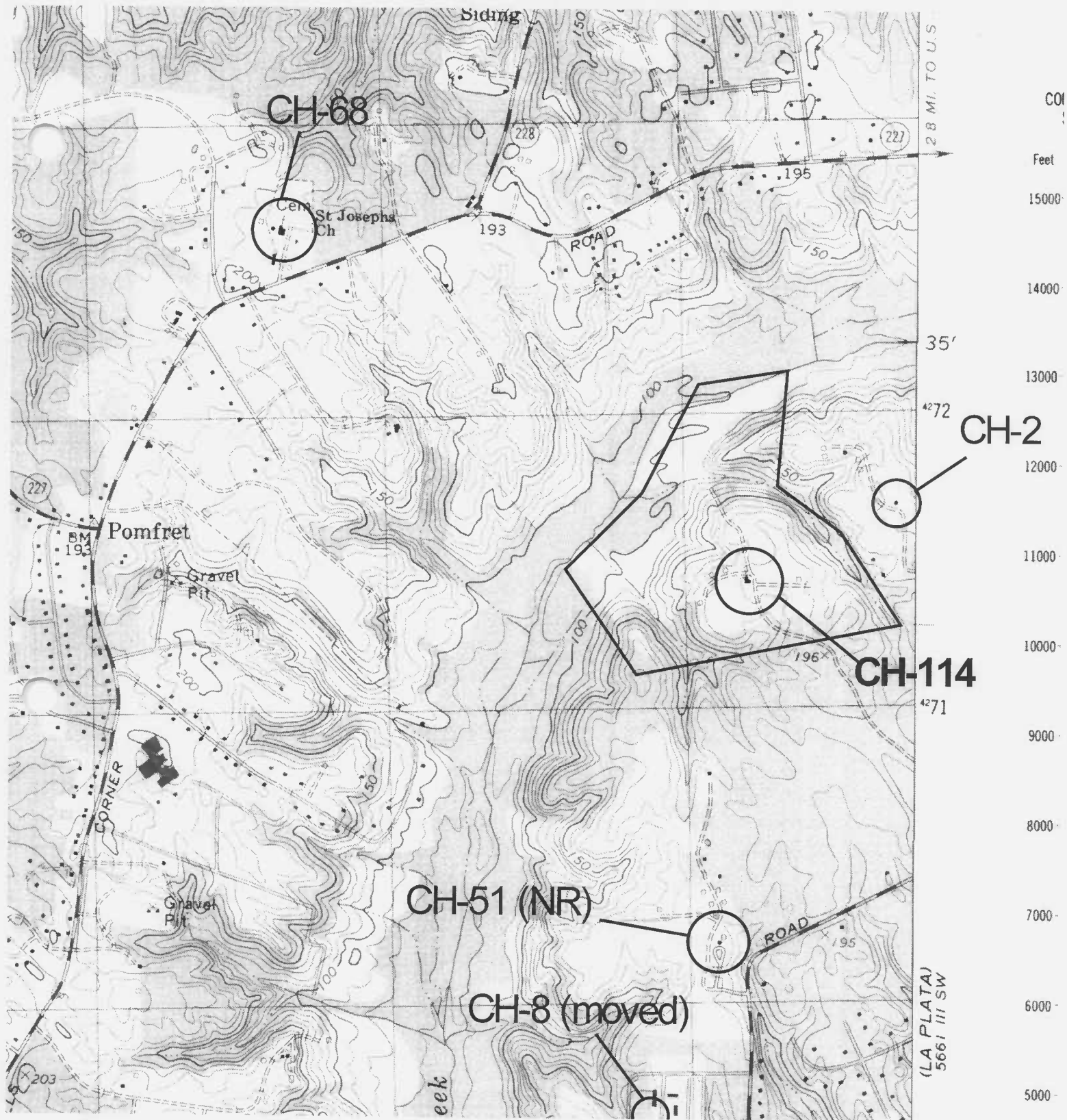
← slopes down
← evidence of old road bed
← slopes down

wooded

stable

Trailers

Non-historic stable



Ice Hill
Charles County, MD

CH-114

PORT TOBACCO QUAD
(1966) 1978



CH-114

ICE HILL

CHARLES COUNTY, MD

K.G. SMITH

9/98

MARYLAND SHPO

LOOKING SE

1 OF 10



CH-114

ICE HILL

CHARLES COUNTY, MD

K.G. SMITH

9/98

MARYLAND SHPO

LOOKING NORTH

2 OF 10



CH-114

ICE HILL

CHARLES COUNTY, MD

K.G. SMITH

9/98

MARYLAND SHPO

LOOKING NW

3 OF 10



CH-114

ICE HILL

CHARLES COUNTY, MD

K.G. SMITH

9/98

MARYLAND SHPO

INTERIOR - STAIR HALL, LOOKING SW

4 OF 10



CH-114

ICE HILL

CHARLES COUNTY, MD

K.G. SMITH

9/98

MARYLAND SHPO

STABLE - LOOKING NW

5 OF 10



CH-114

ICE HILL

CHARLES COUNTY, MD

K. G. SMITH

9/98

MARYLAND SHPO

TOBACCO BARN - LOOKING SW

6 OF 10



CH-114

ICE HILL

CHARLES COUNTY, MD

K.G. SMITH

9/98

MARYLAND SHPO

TOBACCO BARN - LOOKING SW

7 OF 10



CH-114

ICE HILL

CHARLES COUNTY, MD

K.G. SMITH

9/98

MARYLAND SHPO

BARN - LOOKING NE

8 OF 10



CH-114

ICE HILL

CHARLES COUNTY, MD

K.G. SMITH

9/98

MARYLAND SHPO

TRAILER - LOOKING NORTH

9 OF 10



CH-114

ICE HILL

CHARLES COUNTY, MD

K.G. SMITH

9/98

MARYLAND SHPO

VIEW LOOKING EAST - L to R: STABLE, FEED STATION

10 OF 10